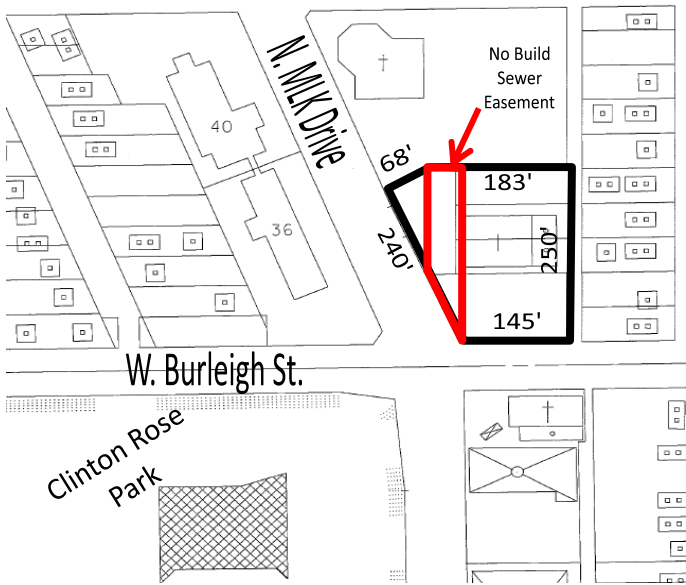


Commercial Opportunity

3104-20 N. Dr. Martin Luther King Jr. Dr. Harambee Neighborhood District



\$35,000 ASKING PRICE

Building: Approximately 7,500 ± SF former funeral home with two upper residential units built in 1945
Lot Area: 49,000 SF; connected garage in rear, parking along west and north sides of building
Zoning: LB2, Local Business
 Assessor Records, Photographs, Historical Land Use Investigation & Sewer Easements on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Restore or
- Demolish and construct a new building in accordance with the City's New Construction Guidelines at www.city.milwaukee.gov/CRE
- Add landscaping & ornamental fencing along street frontages
- Finish all renovation or construction in a timely manner

PREFERRED COMMERCIAL USES:

- Funeral Home, General office, Personal and Business Service
- Note:** Property must be taxable;
Some uses may need BOZA approval

Prohibited uses: Tavern /liquor store, social service, religious assembly, pawn shop, convenience store, cigarette or cigar shop, gun shop, payday or auto-title loan store.

RESOURCES

- Façade Grants. Information at city.milwaukee.gov/facade
- Retail Investment Fund. Information at city.milwaukee.gov/rif
- Business financing may be available through Milwaukee Economic Development Corporation at MEDOnline.com

CITY SALE CONDITIONS:

- Proposals to be evaluated based on offering price, prospective use, proposed renovations/construction & landscaping plan.
- Start-up business asked to submit a business plan with the Proposal Summary.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval (sample on website)
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A \$1,000 Performance Deposit will be required at closing.
- Closing contingent on firm financing and equity and DCD approval of building plans.
- Renovations must be complete within nine months following closing; Buyer to provide Certificate of Occupancy for all uses.
- Buyers must not violate City Buyer Policies (see website) at submittal and at closing.

Showings: Contact a Wisconsin licensed real estate broker for showing: Broker: Call (414) 286-5730 for access.

Submittal: 1) "Proposal Summary" (on website) fully completed and submitted through a licensed broker
 2) Detailed scope of work for renovation. A façade rendering is desirable. Detailed preliminary building and site plans required for proposals involving demolition and new construction.

Due Date: Submit to Real Estate Section (Attn. Haessly), Department of City Development, 809 North Broadway, 2nd Floor, Milwaukee, WI 53202. Proposals will be accepted until **3 PM on September 25, 2014**.

Contact: Matt Haessly, Department of City Development, 809 North Broadway, Milwaukee, WI 53202
 414-286-5736 or mhaess@milwaukee.gov

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